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PROPERTIES

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CHARTERED SURVEYORS

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Newcastle Road | Betchton | Sandbach | Cheshire

Dean Hill Farm





Accommodation in Brief

Kitchen | Sun Room | Lounge | Snug | Study | Craft Room
Utility Room | Cloakroom with W.C. | Four Bedrooms
Family Bathroom | Shower Room | Cellar

Ancillary one bedroomed apartment within converted brick-built barn

Established Gardens | Range of traditional and modern barns
converted to stables and storage | Paddocks & Woodland Extending to
Approximately 5.90 acres | Manège (60 metres x 20 metres)







The Property

Dean Hill Farm is an excellent example of a traditional brick-built Cheshire farmhouse that is understood to have been built during the late C16/early C17 and situated in the heart of Cheshire. It is set in generous grounds which include established gardens, cobbled courtyard, a range of traditional & modern barns and paddocks & woodland extending to approximately 5.90 acres and with a manège. The property enjoys an enviable rural location with excellent transport links.



The property provides flexible accommodation over two floors (plus cellar) and enjoys a number of character features including exposed oak beams throughout, an exposed feature wall comprising timber frame with wattle and daub infill, period fireplaces, traditional tiled floors, traditional internal timber doors (including handmade hinges and latches), stone steps leading to cellar with brick floor, benches/worktops. The house provides approximately 223.17 square meters of accommodation.

The ground floor comprises a number of reception rooms and a kitchen which leads to a stunning sun room. The first floor enjoys four good sized bedrooms, family bathroom and separate shower room. Stone steps lead to the cellar.











Externally

There are established gardens with patio and views across the paddocks to the woodland. The property also benefits from an attractive range of traditional brick-built barns converted to stables and storage, a Dutch barn with development potential for change of use to residential (subject to planning permission), approximately 5.90 acres of paddocks & woodland and a manège with mixed fibre surface (60 metres x 20 metres). The track that runs adjacent to the property provides excellent links to a network of bridleways and footpaths with miles of hacking and walks.





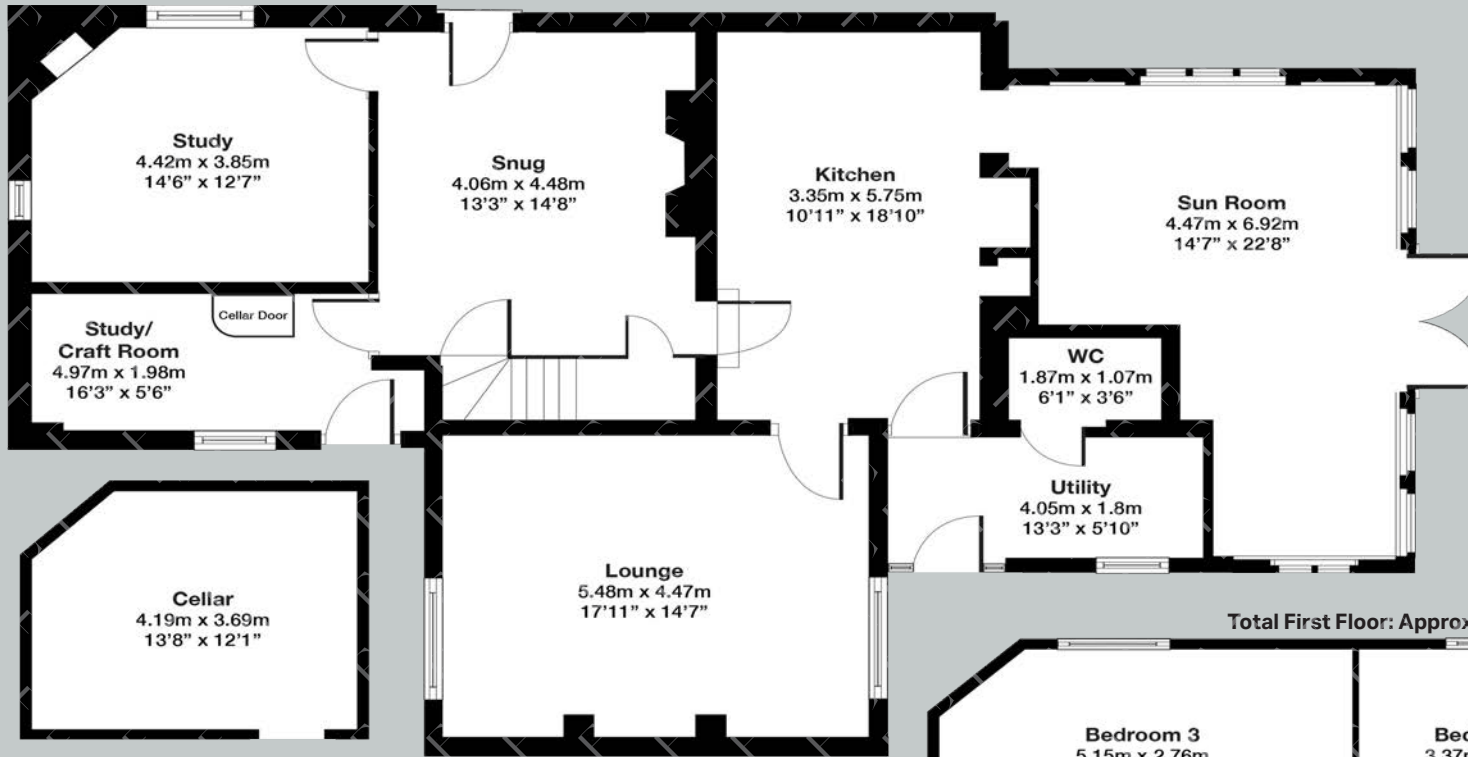
Local Information

Dean Hill Farm is situated in the Parish of Betchton, just 2.25 miles to the south-east of the desirable market town of Sandbach which enjoys independent shops, cafés, restaurants, bars and a range of local amenities including excellent schools. It also has more familiar names such as Waitrose & Partners.



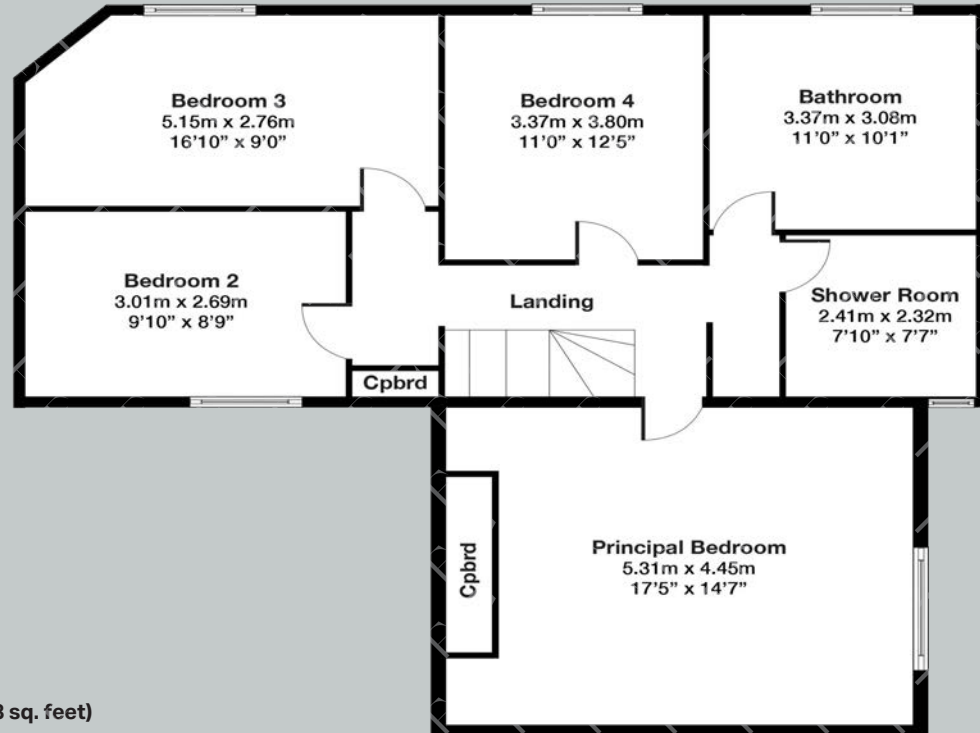
Floor Plans

Total Ground Floor: Approximately 121.84 sq. metres (1311.47 sq. feet)



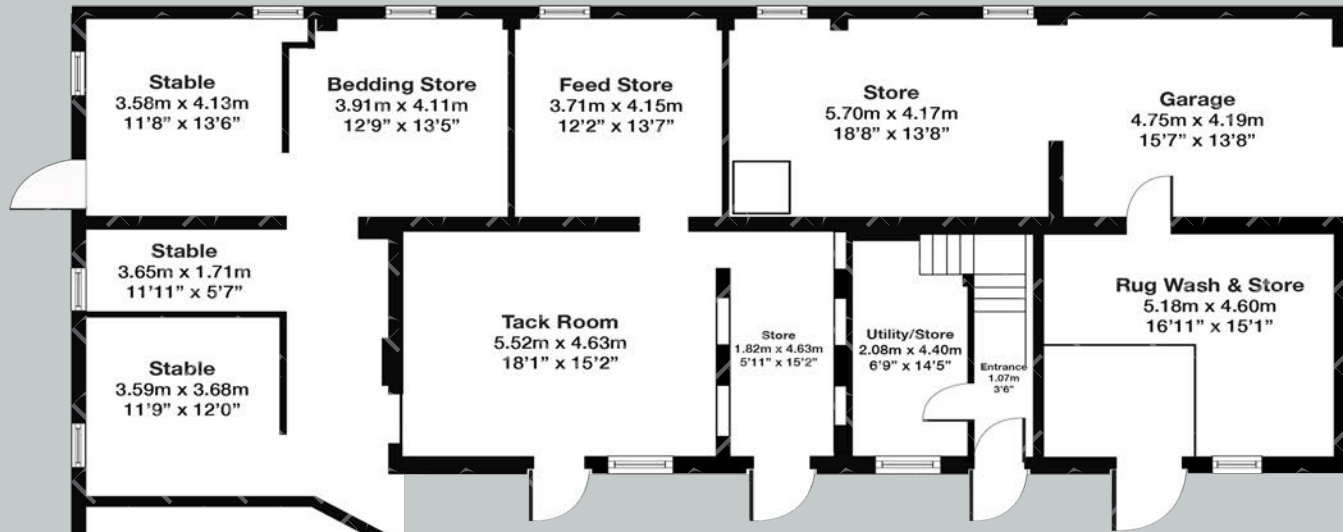
Total Cellar: Approximately 15.46 sq. metres (166.42 sq. feet)

Total First Floor: Approximately 85.87 sq. metres (924.29 sq. feet)

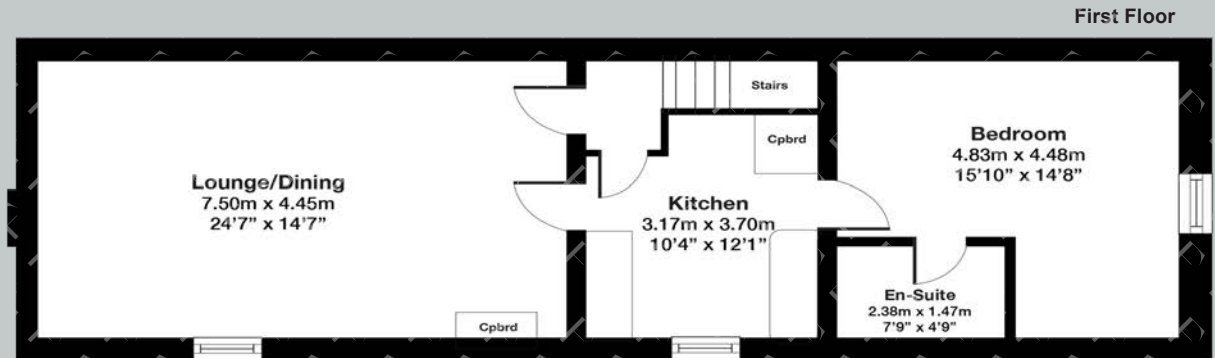
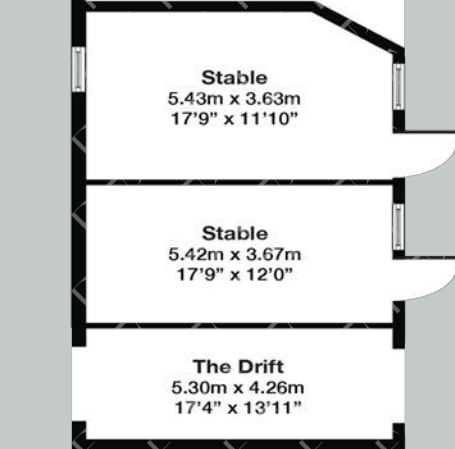


Total Area: Approximately 223.17 sq. metres (2402.18 sq. feet)

Floor Plans

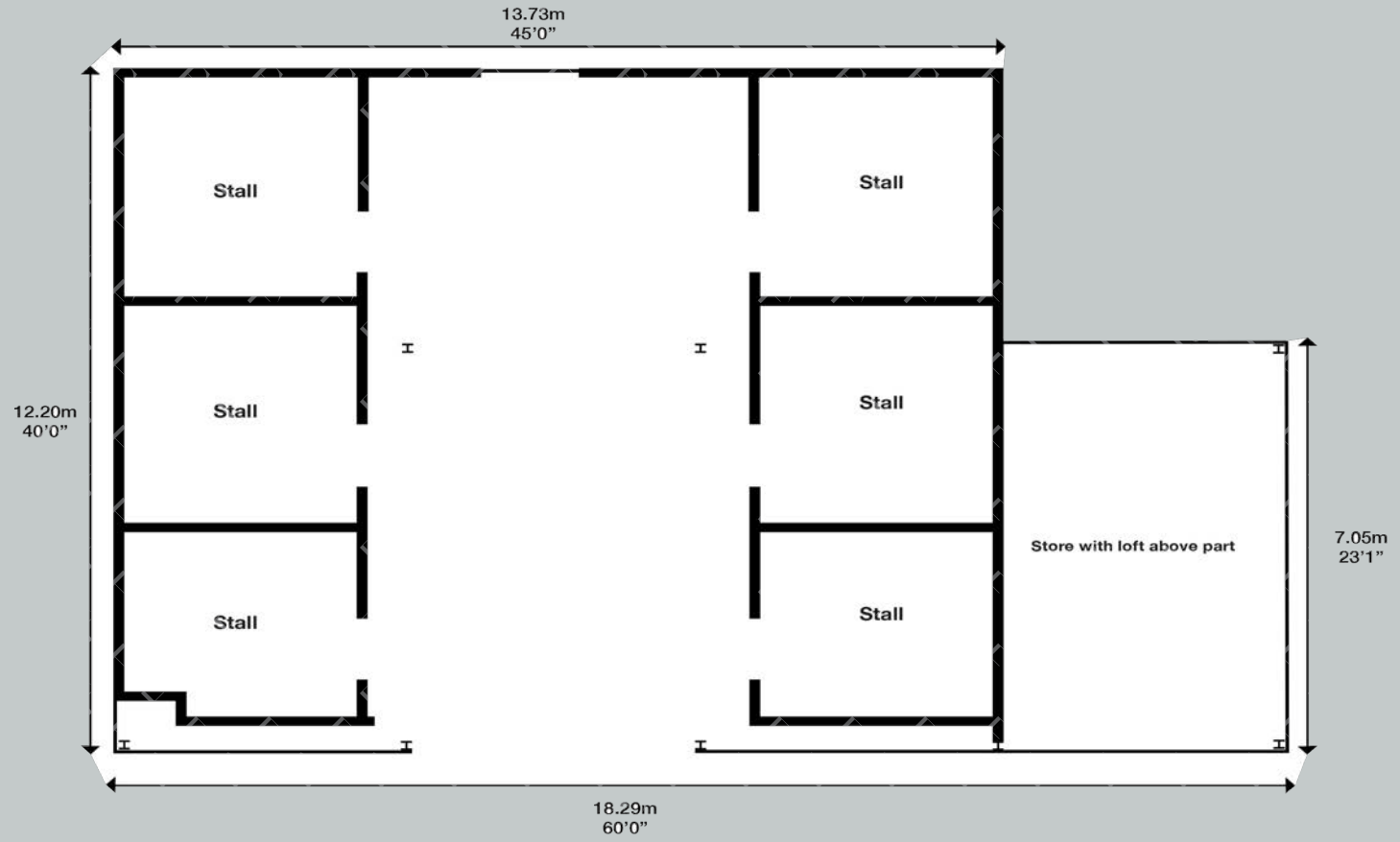


Ground Floor
Stables Floor Plan



One Bedroomed Apartment
Total area: approx. 66.72 sq. metres (718.16 sq. feet)

Floor Plans



Ground Floor
Dutch Barn Floor Plan

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity with 8kW solar panels and 13Kwh of battery storage.

Air-source heat pump central heating system with LPG range cooker (farmhouse).

Biomass central heating boiler (apartment and barns).

EV 7kW charging point. Mains water supply. The property drains to a septic tank.

Postcode

Council Tax

EPC

Tenure

CW11 2TG

Band F

Farmhouse: Rating C
Apartment: Rating A

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk





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Adams Court | 4b Adams Hill | Cheshire | Knutsford | WA16 6BA

0330 111 2266 | contact@finest.co.uk

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